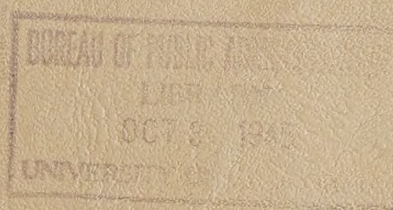


municipal administration Berkeley

Long Range Recreation Plan for Berkeley, California

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Long Range Recreation Plan
for
Berkeley, California

RONALD L. CAMPBELL
PLANNING CONSULTANT

J U N E • 1 9 4 5



VIEW OF BERKELEY. LOOKING TOWARDS GOLDEN GATE FROM HILLS BACK OF UNIVERSITY OF CALIFORNIA.

FOREWORD

The proposed recreation plan for Berkeley embodied in this report is the result of an ordinance authorizing the execution of an agreement between the City of Berkeley and Ronald L. Campbell, providing for a planning survey of the high-way system and the parks and recreational facilities of the City of Berkeley.

It would have been impossible to reach the degree of thoroughness which this plan undertakes without the wholehearted interest and cooperation of numerous local agencies and individuals. Acknowledgment and thanks are due to Mayor Fitch Robertson, to City Manager Gerrit Vander Ende, to the Recreation Commission with Lex Jensen as President, the City Planning Commission with Miss Sue Irwin as President, the City Engineering Department with Harry Goodridge as City Engineer and Superintendent of Streets, and to representatives of various clubs and organizations for their interest, advice, and direct assistance.

Special thanks are due Dr. Louise L. Hector, President of the Board of Education, Charles W. Cresswell, Superintendent of Parks and Coordinator of Recreation, and Arno Gustavson, Director of Recreation, for their real and practical assistance in the collection of basic information and inspection of existing and proposed sites. Also thanks to Mr. Elmer M. Haug, Executive Secretary of the City Planning Commission, and to Miss Margery Carpenter who contributed valuable assistance. General Manager J. Delbert Sarber, and President Joseph Kuttler of the Berkeley Chamber of Commerce are due special thanks for their fine photographs of Berkeley, a number of which are used in this report.

Ronald L. Campbell
Planning Consultant
25 King Street
Redwood City
California

August 1, 1945

Honorable City Council
City of Berkeley
California

Gentlemen:

In accordance with your directions we have completed and herewith submit a "Park and Recreation" survey as a part of the overall plan for streets, highways, off-street parking and parks and recreational facilities as set forth in an agreement authorized by City Ordinance No. 2660 N.S.

We wish to acknowledge the excellent cooperation on the part of the many city officials and commissioners who helped us by furnishing data and many suggestions that have been included in this study.

The recommendations contained herein have all been made in the light of the limitation of undeveloped areas available for recreational use and the problems of financing the acquisition development and maintenance of new areas. It is our hope that by keeping the scope of the plans herein presented on a fairly modest scale, the city will be able to carry out these projects within a reasonable period of time.

If these projects are completed as set forth, we believe the city will have a well rounded park and recreation system that will be adequate for all reasonable needs.

Respectfully submitted,

Ronald L. Campbell
Planning Consultant

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RECOMMENDATIONS

1. That this survey and Master Plan for Recreation be adopted by the City.
2. That first consideration and first available capital outlays be allocated to acquisition of lands outlined in this report.
3. That options be secured on lands which might be unavailable or prohibitive in cost at a later date.
4. That recreational structures be undertaken only after first priority land acquisitions have been made.

SUMMARY OF FINDINGS

I. PURPOSE OF REPORT

1. To prepare a general plan for the location and type of adequate recreational facilities to serve the City of Berkeley, which will be integrated with the existing neighborhoods and with the Master Plan of streets and highways.

2. To set forth a system of recreational areas to be acquired and developed in the next ten years.

3. To place this survey and report before the City and the Recreation Commission.

II. SCOPE OF REPORT

Only those projects which it is contemplated can be reasonably under taken within the next ten years by the City of Berkeley are included.

III. MAJOR RECOMMENDATIONS

1. That this survey and Master Plan for Recreation be adopted by the City.

2. That first consideration and first available capital outlays be allocated to acquisition of lands outlined in this report.

3. That options be secured on lands which might be unavailable or prohibitive in cost at a later date.

4. That recreational structures be undertaken only after first priority land acquisitions have been made.

IV. THE CITY

The special U. S. Census of April 1944 gave Berkeley population as 100,024, an increase of 14,477 over that of 1940. In that period the need became acute that additional parks and playgrounds be acquired and developed to meet the needs of this expanded population for healthful outdoor recreation.

V. SUPERVISED PLAYGROUNDS

Present area of municipal and school playgrounds and playfields is

72.43 acres. On the basis of the generally accepted standard, cities of 100,000 population should have 300 acres of playground and playfields.

The Long Range Recreation Plan recommends: 1.) Purchase of eight new playground sites and the enlargement of two existing playgrounds having a total of 20.81 acres, to be located within walking distance of the homes they are to serve. 2.) Development in accordance with modern standards outlined in this report.

VI NEIGHBORHOOD PARKS

Berkeley now has five neighborhood parks, concentrated for the most part in the north east hill section of town. On the basis of the long accepted national standard in a city the size of Berkeley every square mile of residential property should have its neighborhood park.

Four new neighborhood parks and the enlargement of Live Oak Park are proposed in this Long Range Recreation Plan with a total area of 31.05 acres located so as to be within walking distance of the homes they are to serve.

VII SWIMMING POOLS

This plan proposed three additional swimming pools to be established, located at or near each of Berkeley's three junior high schools, Garfield, Burbank and Willard.

VIII DEVELOPMENT

It is recommended that the Recreation Commission establish a priority list and a schedule for acquisition and development of the fourteen proposed new parks and playgrounds. This priority list would probably include the areas in the following order: playground acquisition, neighborhood park acquisition, community center buildings.

INTRODUCTION

The first and most important purpose of this Long Range Park and Recreation Plan is to set forth a system of recreational areas to be developed over a period of ten years, and to place this survey before the Park and Recreation Commission and the City as a general guide which may be followed over a period of years in the selection and development of the several areas and facilities.

Throughout the plan emphasis has been placed on areas and facilities within the city limits of Berkeley. Recommendations include correction of some existing deficiencies in municipal parks and playgrounds and considerations for future recreation needs. In addition, the scope of the plan has been extended for a brief consideration of the availability of the out-of-town regional park areas.

As the public school facilities in every city have an important role to play in the recreational life of the people, these have been studied as thoroughly as have the proposed municipal areas. Every effort has been made to include in the Long Range Recreation Plan all existing and proposed school facilities having value for public recreation, in order to avoid duplication and waste of public money.

Planning for parks, playgrounds and elementary schools requires the designation of neighborhoods, which are at the same time within reasonable walking limits for small children and yet of sufficient size to support an efficient elementary school. In Berkeley an enrollment of 300 to 600 has been found to be a satisfactory size for efficient operation. At the same time the number of children within a mile square area subdivided for one family residence would normally be 1160. The students should be able to reach a site without crossing the major thoroughfares, and the location of all future elementary schools near center of such neighborhoods seems desirable.

It is felt that the "neighborhood pattern" is fundamental for successful community recreation. This pattern also takes into consideration the need for specialized areas. The recreation neighborhoods suggested in this study were arrived at after much thought had been given to the many factors that hold neighborhoods together. These factors included: arterial streets and highways with their traffic hazards, zoning, abrupt changes in topography, artificial barriers such as railways and industrial zones, and traditional neighbor relationships.

This Long Range Recreation Plan does not treat of the financial aspects because it is not a financial report. Rather its value will be in its general usefulness as a guide in acquisition and development of the most needed recreational areas. This plan is flexible to the extent that no plan is an infallible guide and as conditions change the plan needs revision to be brought up to date.

The general factors considered include:

Distribution and facilities of public schools

Population--trends

Population--size and distribution of child population in the first to sixth grades, inclusive.

Land use --how the City has been zoned for residential, apartment house, commercial and industrial uses.

THE CHIEF PROBLEM OF RECREATIONAL PLANNING IS
TO MAKE RECREATIONAL FACILITIES & SERVICES FOR
DIFFERENT COMMUNITY GROUPS ACCESSIBLE AND
AVAILABLE THROUGHOUT THE YEAR.

SMALL CHILDREN..NEED
*AGE UNDER 5 YEARS
COMPRISING 5% OF BERKELEY'S
TOTAL POPULATION

{ HOME GROUNDS
CHILDREN'S KINDERGARTENS

SCHOOL CHILDREN
& YOUTH.....NEED
*AGES 5-19 COMPRISING
18.7% OF BERKELEY'S
TOTAL POPULATION

{ SUPERVISED PLAYGROUNDS
SWIMMING POOLS
BOY & GIRL SCOUT CAMPS
COMMUNITY CENTER BLDGS.
PLAYFIELDS

ADULTSNEED
*AGES 20-65 COMPRISING
64.7% OF BERKELEY'S
TOTAL POPULATION

{ NEIGHBORHOOD PARKS
COMMUNITY CENTER BLDGS.
PLAYFIELDS
LARGE RECREATION PARKS
PARKWAYS

*U.S. CENSUS BUREAU, 1940 POPULATION, VOL. II, PART I, TABLE 32, PAGE 604.

RELATION OF BERKELEY'S POPULATION TO TYPES OF RECREATIONAL FACILITIES

RONALD L. CAMPBELL

PLANNING CONSULTANT

RLC

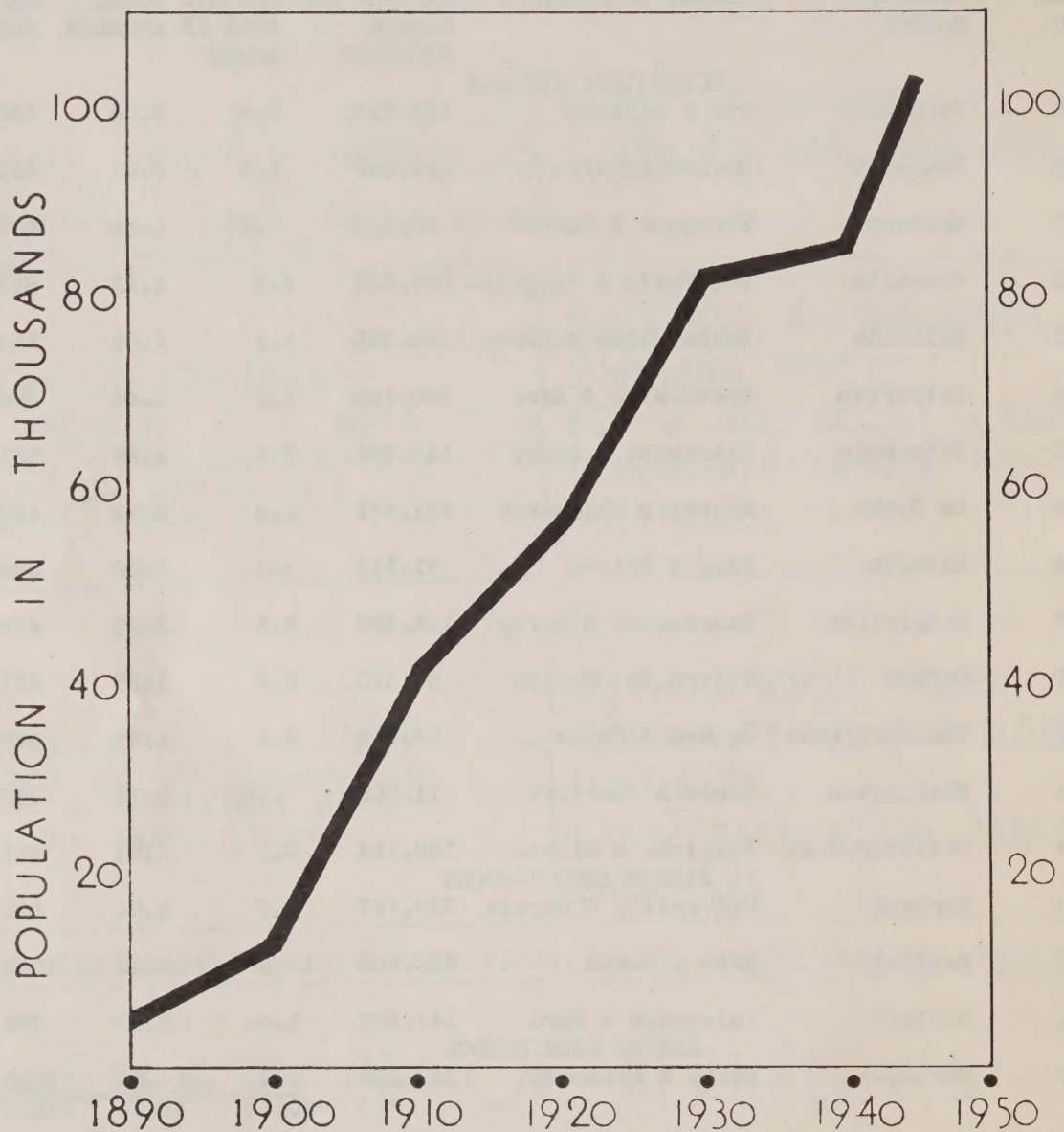
TABLE I

SUMMARY OF DATA ON PUBLIC SCHOOLS, BERKELEY

SCHOOL PROPERTY AREAS*

KEY NO.	NAME OF SCHOOL	STREET LOCATION	SQ. FT. OF SCHOOL PROPERTY	PLYGRD. AREA IN ACRES	TOTAL ACREAGE	ENROLLMENT FEB. 1945
ELEMENTARY SCHOOLS						
12	Columbus	8th & Allston	133,392	2.6	3.06	602
4	Cragmont	Spruce & Marin	129,587	1.1	2.97	440
27	Emerson	Piedmont & Barber	58,140	.87	1.33	307
15	Franklin	San Pablo & Virginia	189,828	3.8	4.35	617
12	Hillside	Buena Vista & Leroy	124,325	1.1	2.85	276
6	Jefferson	Sacramento & Rose	150,150	1.9	3.44	490
28	John Muir	Claremont & Ashby	143,368	2.4	3.29	351
26	Le Conte	Russel & Ellsworth	121,872	1.9	2.79	436
24	Lincoln	King & Prince	91,215	1.1	2.09	385
22	Longfellow	Sacramento & Derby	148,500	2.1	3.40	475
7	Oxford	Oxford Nr. Eunice	56,160	0.9	1.28	251
2	Thousand Oaks	Colusa & Tacoma	193,216	3.1	4.43	479
19	Washington	Grove & Bancroft	71,250	.75	1.63	458
13	Whittier-U.E.	Virginia & Milvia	128,124	2.1	2.94	478
JUNIOR HIGH SCHOOLS						
30	Burbank	University & Curtis	219,757	2.9	5.04	885
29	Garfield	Rose & Grant	832,200	14.4	19.10	1093
31	Willard	Telegraph & Ward	147,875	1.44	3.39	799
SENIOR HIGH SCHOOL						
32	Berkeley	Grove & Bancroft	647,083	6.2	14.85	2468
				50.66	82.23	11290

*GEORGE C. MCGINNIS
 Coordinator of Educational Services
 Berkeley Public Schools
 March 1945



LEGEND

— POPULATION

CITY OF BERKELEY

POPULATION

BASIC DATA BY
U.S. CENSUS

RONALD L. CAMPBELL
PLANNING CONSULTANT

PART I

BACKGROUND AND EXISTING CONDITIONS

Berkeley is the seventh largest city in California according to the 1940 census.

SECTION A. SOCIAL AND ECONOMIC BACKGROUND

Population Composition.

The population in Berkeley in 1940 was 85,547 according to the reports of the U. S. Census Bureau. The 1944 Special U. S. Census of Berkeley gave a population of 100,024.

Local estimates by the City Auditor in her report to the State Controller places the total population in 1945 at 103,000.

Housing Conditions.

Extreme congestion of housing units exists throughout most of the residential neighborhoods in Berkeley. This is due no doubt to the continued difficulty experienced in the fact that most all of the residential area is already built upon.

The City Planning Commission reports that in November 1944 there were about 2840 vacant lots in Berkeley outside the industrial district, of which 1750 were in the single family districts.

School Population.

Table I shows a list of public schools in Berkeley with street addresses and enrollment as of February 1945. The key number preceding the name of each school corresponds with the number shown on Map No. 1., "A Proposed System of Supervised Playgrounds" - Ten Year Acquisition and Improvement Program".

PART I.

SECTION B STANDARDS FOR RECREATION AND FACILITIES

In order to have a clear picture of the terminology used in discussing recreation areas and facilities, a few of these are described below. The terminology is used widely and much of the information below has been taken from two pamphlets published by the National Recreation Association entitled "Standards for Neighborhood Recreation Areas and Facilities", and "Standards-- Playfields, Playgrounds, Recreation Buildings, Indoor Recreation Facilities".

Supervised Playground.

This is the chief outdoor play area for neighborhood children six to fourteen years, inclusive. It also frequently provides recreation services for young people and adults. The area should be within three blocks of every home in densely built up neighborhoods such as those prevailing in Berkeley. The size of playground needed varies with the neighborhood population.

<u>Population of Neighborhood</u>	<u>Size of Playground Needed</u>
4,000	5.00 acres
5,000	6.00 "

If the area falls short of these space standards it should be developed and restricted for children's use. For the city as a whole there should be one acre of playground space for each 800 of the present or estimated future population.

The playground should provide most of the following features: corners for pre-school children; apparatus area for older children; open space for informal play; surfaced area for court games, such as tennis, handball, paddle tennis, shuffle board, and volley ball; areas for story telling, crafts, dramatics and quiet games; shelter house; wading pools; corner for table games and other activities for older people; and landscape features.

ELEMENTARY SCHOOL CHILDREN, YOUNG PEOPLE & ADULTS
NEED PLAYGROUNDS FOR SUPERVISED RECREATIONAL ACTIVITIES

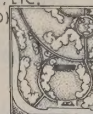
SUPERVISED PLAYGROUNDS SHOULD BE PROVIDED AT ELEMENTARY SCHOOLS & IN PARKS
SIZE - 10 ACRES (RECOMMENDED) 5 ACRES (MIN.) LOCATED WITHIN 3 BLOCKS
OF EVERY HOME AND SEPARATED FROM ABUTTING PROPERTY BY AN ATTRACTIVELY
LANDSCAPED BORDER.

THE PLAYGROUNDS SHOULD INCLUDE APPARATUS
AREA - TOTS AREA - WADING POOL - MULTIPLE-USE PAVED
AREA FOR VOLLEY BALL & BASKET BALL - SHELTER HOUSE -
OPEN SPACE FOR SOFTBALL & FIELD GAMES - A SPACE FOR
OUTDOOR AMATEUR DRAMATICS. CHILDREN NEED PROTECTED
SPACE TO RUN & PLAY.



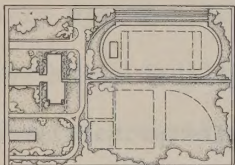
SUPERVISED PLAYGROUNDS

ADULTS NEED AREAS FOR BOTH ACTIVE & PASSIVE RECREATION
A NEIGHBORHOOD PARK SHOULD BE PROVIDED FOR EVERY
SQUARE MILE OF RESIDENTIAL AREA. THIS TYPE OF PARK
SHOULD CONTAIN INFORMAL PLANTINGS & OPEN LAWN
AREAS FOR RESTFUL RECREATION, PICNICS, ETC. & LIMITED AREAS
FOR ACTIVE SPORTS INCLUDING
TENNIS, SOFTBALL, BADMINTON, ETC.
SIZE - 12 ACRES (RECOMMENDED)
10 ACRES (MIN.)



IT IS ECONOMICAL TO
LOCATE NEIGHBORHOOD PARKS
ADJACENT TO ELEMENTARY SCHOOLS,
THUS COMBINING WITH SUPERVISED
PLAYGROUNDS TO PROVIDE A COMPLETE
COMMUNITY CENTER FOR ACTIVITIES.

NEIGHBORHOOD PARKS



HIGH SCHOOL & OLDER YOUTH
NEED AREAS FOR ACTIVE SPORTS.
PLAYFIELDS PROVIDING VARIED
FACILITIES PRIMARILY FOR
YOUTH SHOULD BE BUILT AT
JUNIOR & SENIOR HIGH SCHOOLS
& IN THE LARGER PARKS.
MINIMUM AREA - 12 TO 20 ACRES.
DISTRICTS OF 1 MILE RADIUS
SHOULD BE SERVED.

PLAYFIELDS SHOULD PROVIDE FOOTBALL, SOCCER,
FIELD HOCKEY, BASEBALL, SOFTBALL, TENNIS; AND SHOULD BE SURROUNDED
BY LANDSCAPED AREAS FOR PICNIC GROVES, AND LAWNS FOR WALKING OR REST.

PLAYFIELDS

ADULTS & YOUTH NEED NEIGHBORHOOD
MEETING PLACES FOR INDOOR RECREATION.
SCHOOLS & OTHER BUILDINGS WHICH
MAY BE USED FOR THIS PURPOSE MAY
SERVE ALSO AS 'TEEN AGE CENTERS.



COMMUNITY CENTER BUILDINGS



LARGE OUTLYING RECREATION PARKS
WITH CONNECTING SCENIC DRIVES SHOULD
CONTAIN SWIMMING & PICNICKING
FACILITIES - SOFTBALL FIELDS - A
GOLF COURSE - SHELTERS - DAY
CAMP FACILITIES FOR YOUTH
GROUPS - HIKING & BRIDLE TRAILS.

A LARGE PARK OF THIS TYPE
SHOULD FEATURE A BODY OF
WATER FOR AQUATIC SPORTS
AND LANDSCAPE BEAUTY.

LARGE RECREATION AREAS

INTRODUCTION OF NEW
RECREATION AREAS THROUGHOUT
THE CITY IS A NECESSITY BOTH
FOR THE HEALTH OF THE PEOPLE
AND THE FINANCIAL SOUNDNESS OF
INVESTMENTS IN HOMES & SERVICES.

ADDITIONAL PARKS & PLAYGROUNDS
WILL REDUCE JUVENILE DELINQUENCY
AND STREET ACCIDENTS, AND WILL
TEND TO PREVENT BLIGHT IN BOTH
OLD AND NEW RESIDENTIAL NEIGHBORHOODS.

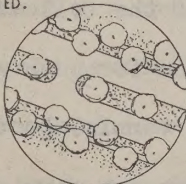


SMALL LANDSCAPED
PARK AREAS DO MUCH
TO BEAUTIFY THE CITY
AND PROVIDE SPACE FOR
REST AND RELAXATION.

SMALL ORNAMENTAL PARKS

THE PARKWAY SYSTEM SHOULD CONNECT
THE LARGER PARKS. DISTANT VIEWS FROM SCENIC
DRIVES SHOULD BE PROTECTED.

SKYLINE DRIVES MAY AFFORD OUTSTANDING
VIEWS OF MOUNTAIN AND MARINE SCENERY.



PARKWAYS

SWIMMING POOLS
YACHT HARBOR
FISHING PIER
AQUATIC PARK

SPECIAL FACILITIES

CITY OF BERKELEY PRINCIPLES AND STANDARDS FOR PLANNING A SYSTEM OF RECREATIONAL AREAS

RONALD L. CAMPBELL

PLANNING CONSULTANT

The Neighborhood Park.

Adults need areas for both active and passive recreation. A neighborhood park should be provided for every square mile of residential area. This type of park contains informal plantings and open lawn areas for restful recreation and limited facilities for active sports including tennis, basketball, badminton, etc. It is economical to locate neighborhood parks adjacent to elementary schools thus combining with supervised playgrounds to provide a complete community center for all activities.

Playfield.

The playfield provides diversified recreation facilities primarily for young people to take part in a variety of court and lawn games; families may enjoy swimming and picnics; and the community may gather for outdoor festivities and holiday celebrations. As compared with a neighborhood playground the playfield serves an area four times as large and is used for longer periods but less frequently.

A playfield should be within one-half mile to one mile of every home, depending on population density and ease of access. It should be 12 to 20 acres or more in size and one is needed for at least every 20,000 of the population. For the city as a whole one acre of playfield is needed for each 800 of the present and estimated future population.

The playfield should provide most of the following features: separate sports field for men and for women; space for such games as baseball, football, hockey, soccer and softball; courts for tennis, boccie, horse-shoes, shuffleboard, roque, paddle tennis and other games; lawn areas for such activities as croquet, archery, olock golf; outdoor swimming pool; outdoor theater or band shell; fireplace, table and benches for small group picnics; community center building; children's playground, running track and spaces for field events; and a center for day camping.

Community Center Building.

Indoor recreation facilities are just as important as outdoor. They are needed in every residential neighborhood.

The community center building provides the facilities for the community indoor recreation program. An indoor recreation center should be within one-half mile to one mile of every home depending on population density and ease of access. There should be a building for at least every 20,000 of the population regularly open for community recreation use throughout the year.

Desirable facilities include; gymnasium, with seats for spectators, lockers and showers; assembly hall or auditorium with stage; lounge or room for informal reading or quiet table games; arts and crafts work shop; room for active table and other games; two or more multiple use rooms or club rooms; social or play room; snack bar, kitchen and office and service and storage rooms.

Large Recreation Parks.

This type of Park may include the following features: nature trails; water area for boating and swimming; bridle and hiking trails; picnic areas game fields; recreation buildings; scenic drives; camp sites; golf course and other large scale recreation facilities often provided in the larger outlying parks.

Special Facilities.

Standards and descriptions for special facilities are not given at this time. They are areas that have common terminology to the average layman. They include; swimming pools, yacht harbor, golf courses, parkways and small ornamental parks. Standards for some of these areas and facilities are given in Table III.



PHOTO OF SUPERVISED PLAYGROUND AT CRAGMONT SCHOOL.

PART I.

C. EXISTING PUBLIC RECREATIONAL AREAS & FACILITIES

A. The Present School System.

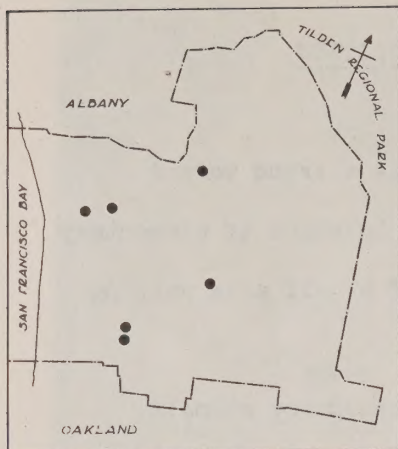
1. Distribution: The present school plan exhibits a trend toward community use of playground and building facilities. Location of elementary schools has been made on the commonly used standard of a half mile walking distance.

2. Comparison as to size: The sites for newer elementary schools are larger than the original sites of the older schools. The old Washington school provides less than 70 square feet per child of playground area. For the new Thousand Oaks school 285 square feet of playground per child was acquired, exclusive of buildings. Total area of Berkeley's existing elementary school sites is 39.85 acres.

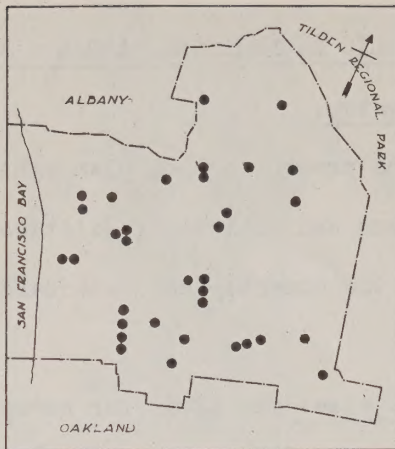
Inspection of the data (Table I) will show that the minimum standard of 253 square feet of playground space per elementary school child for schools serving 600 elementary children exclusive of building space has not generally been obtained nor often exceeded during the past few years.*

Junior High School playfield sites show a similar variation. Willard Junior High School provides only 78 square feet of play space per pupil enrolled (Feb. 1945) exclusive of buildings, while for Garfield Junior High over 500 square feet of play space per pupil enrolled has been provided. Berkeley Senior High School provides only 6.2 acres of playfield space for it's 2468 students against a National Recreation Association minimum of 12 acres for high school playfields.

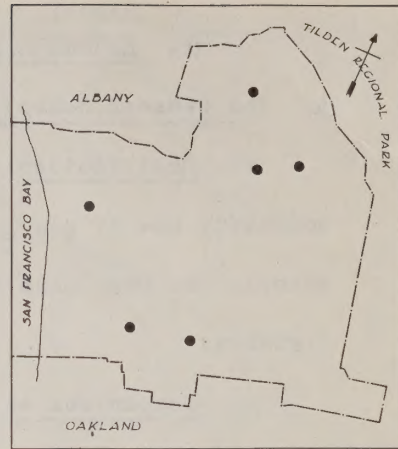
*Playground Layout and Equipment, Pg. 12, G. D. Butler, National Recreation Association, A. S. Barnes & Co. 1936.



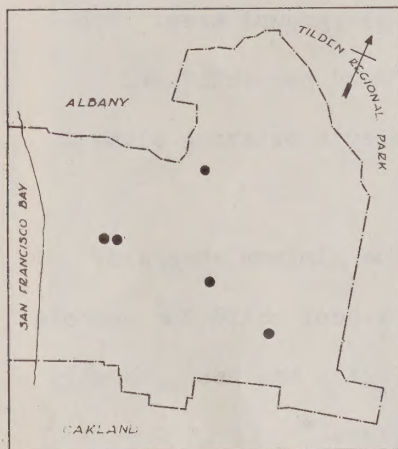
BASEBALL DIAMONDS (16)



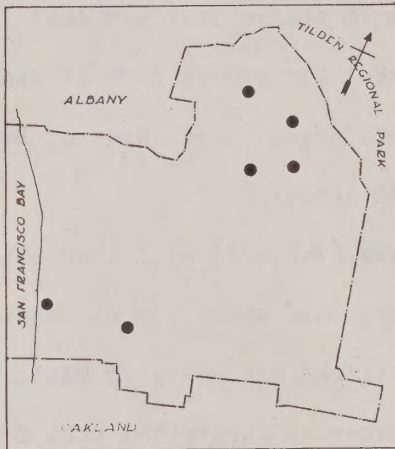
SOFTBALL DIAMONDS (39)



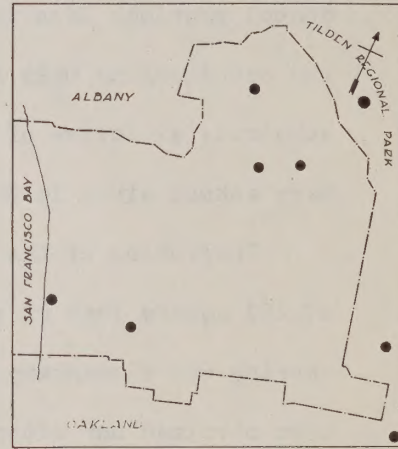
COMMUNITY CENTER BUILDINGS (6)



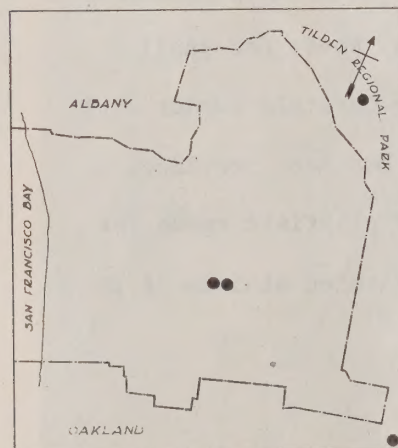
GYMNASIUMS (15)



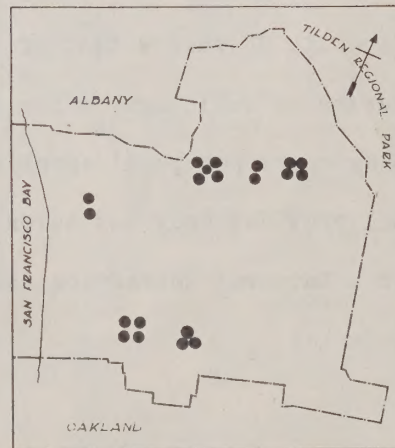
NEIGHBORHOOD PARKS (6)



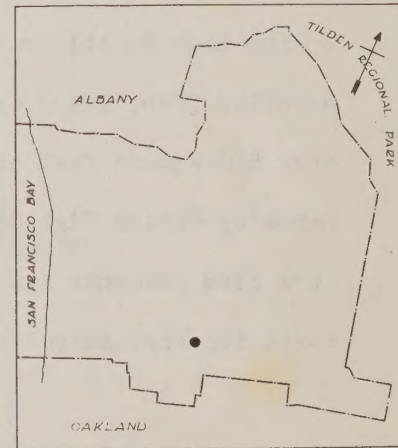
PICNIC CENTERS (13)



SWIMMING POOLS (4)



TENNIS COURTS (20)



WADING POOLS (11)

LEGEND



CREDIT NOTE - 2 SWIMMING
POOLS & 2 PICNIC CENTERS
LOCATED IN & OPERATED BY
EAST BAY REGIONAL PARKS

CITY OF BERKELEY

PRINCIPAL RECREATIONAL FACILITIES

SUPERVISED BY THE RECREATION DEPARTMENT

JUNE 1945

BASIC DATA FURNISHED BY

BOARD OF EDUCATION
RECREATION COMMISSION
CONSULTANT STAFF

RONALD L. CAMPBELL
PLANNING CONSULTANT

3. Recommended size of school grounds: In order to provide for the proper setting of school buildings, for adequate play-yard space and to allow for possible future expansion, the widely accepted minimum standard is 5 acres for new elementary school sites; 10 acres or more for new Junior high school sites and 20 acres for new senior high schools including 12 acres for high school playfield.*

Community Use of School Grounds.

During the year 1944-1945 school playgrounds in Berkeley were used continuously for various community purposes. A year around program of supervised play is conducted on the school playgrounds. Berkeley's five city playgrounds and 18 school playgrounds are open during the school semester on week days from 3 to 6 P.M. and from 9 A.M. to 6 P.M. on Saturdays and holidays and during vacation periods.

Four municipal playgrounds are open and supervised from 1 to 9:30 P.M. daily and from 9 A.M. to 9:30 P.M. on Saturdays and vacation periods, also from 9 to 5:30 on Sundays.

Percent of Berkeley served by Supervised Playgrounds: Reference to Map number one. "A Proposed System of Supervised Playgrounds", shows that approximately 51 percent of Berkeley's residential neighborhood area is now served by existing supervised playgrounds. A walking distance of one quarter mile is used as a basis of service for supervised playgrounds.

B. The Present Park System.

Areas served by neighborhood parks (Map No. 2) indicates that about

* Introduction to Community Recreation. National Recreation Association, 1940. Pg. 151.

17 percent of the city's present land area is now served by neighborhood parks. A walking distance of one half mile is used as a basis of service for neighborhood parks. It will be seen that the most densely populated sections of the city are the ones least served by these parks.

Live Oak Park is a good example of a neighborhood park-playground. Additional playground space is acutely needed at this point however. San Pablo Park, largely devoted to playground and playfield facilities was visited by 130,673 persons last year. James Kenney Playground, used last year by more than 83,000 persons is a good example of a well developed supervised playground. Grove Playground, plays an important part in the municipal recreation scheme.

NEED FOR IMPROVED DISTRIBUTION. As far back as 1915 when the "Report on a City Plan for the Municipalities of Oakland and Berkeley" by Dr. Werner Hegemann was given wide distribution, attention was drawn to the need for one or more neighborhood parks north of San Pablo Park between San Pablo Avenue and Sacramento Street.

In 1925 the nationally known city planner, Mr. John Nolen in his report to the Committee of Sixteen, "Survey of the City's Needs for the Next Ten Years" in emphasizing the need for additional parks included the following:

- (a.) South Berkeley Park in general vicinity of Carlton, Ward and Shattuck;
- (b.) Live Oak Park extension,--land between Live Oak Park and Codornices Park along Codornices Creek;
- (c.) Central Park in vicinity of Addison, Sacramento and Bancroft Way.

Unfortunately these recommendations were not adopted.

This present planning survey again focuses attention on the need for early acquisition of these same tracts of land, together with others shown on Map #One and Map #Two, so as to secure a better distribution of parks and playgrounds within walking distance of the homes that they are to serve.

TABLE II

SUMMARY OF DATA-PUBLIC PARKS
April 1945

I. NEIGHBORHOOD PARKS

<u>PARK</u>	<u>AREA IN ACRES</u>	<u>HOW ACQUIRED</u>	<u>YEAR ACQUIRED</u>	<u>COST OF LAND</u>
Aquatic Park (67.79 acres in water)	97.88	Purchase	1935	\$77,738.84
Codornices Park and Rose Garden	10.00	Rent		\$1.00 per yr.
Cragmont Rock Park	3.15	Purchased.	1921	17,931.39
John Hinkel Park	4.58	Gift	1918	
Live Oak Park	3.39	Purchased	1914	95,019.19
San Pablo Park (Area recorded under playgrounds)				
Total Area	119.00			

II. MUNICIPAL PLAYGROUNDS

Codornices Playground	1.75	See above.		
Grove Playground	2.19	Purchased	1927	81,800.00
James Kenney Playground	4.06	Purchased	1917	10,981.47
Live Oak Playground	1.22	Purchased	1914	See above.
San Pablo Playground	12.55	Purchased	1907	31,687.90
Total Area	21.77			

III. OTHER EXISTING PARKS

Civic Center	2.61	Bond Issue	1940	141,148.21
John Garber	13.00	Purchased	1919	2,500.00
Contra Costa Park	.17			
Mortar Rock Park	.39	Gift		
Frederick Park	.21	Gift		
Stoneface	.73	Gift		
Fremontia	.59			
Grotto Rock	.40			
Indian Rock	1.42	Gift	1917	
Total Area	19.52			

IV. PARKWAYS

Informal	29.45
Formal	none

V. UNCLASSIFIED PARK FACILITIES

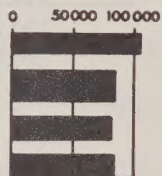
City Hall Grounds	.83
Bowling Green	.66
City Nursery	1.31
Total Area	2.80

TOTALS FOR PRESENT PARK SYSTEM

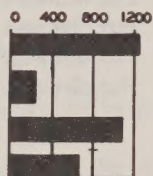
1. Neighborhood parks	119.00
2. Municipal Playgrounds	21.77
3. Other Existing Parks	19.52
4. Unclassified	2.80
	<u>163.09</u>

SACRAMENTO
BERKELEY
PASADENA
GLENDALE

POPULATION
U.S.
CENSUS
DATA
1940



TOTAL AREA
OF PARK
SYSTEM
1940



PER CAPITA
EXPENDITURES
FOR PARK
PURPOSES
1940



*PERSONS
PER ACRE
OF PARK
1940



*NATIONAL STANDARD IS 100 PERSONS PER ACRE

LEGEND

DATA FROM "MUNICIPAL
AND COUNTY PARKS IN
THE UNITED STATES-1940"
NATIONAL RECREATION ASSN.

CITY OF BERKELEY

COMPARISON OF PARK AREAS
AND EXPENDITURES IN BERKELEY
AND THREE SIMILAR CITIES-1940

ILLUSTRATION BY A. S. A. OLL.

RONALD L. CAMPBELL
PLANNING CONSULTANT

CHART NO. FIVE

The long accepted standard of ten acres of playground, playfield and park area within the city limits per 1000 people is the basis for estimating the adequacy of the present recreation system. This means, generally speaking, that 3 acres per 1000 people should be in playground and playfield area and 7 acres per 1000 people should be in landscaped or natural park area within the city limits.

Berkeley's total existing municipal playground and playfield area is 21.77 ac.

The Total school playground area is - - - - - 50.66 ac.

making an overall playground and playfield total of - - - - - 72.43 ac.

On the basis of the national standard stated above, a city the size of Berkeley should have 300.0 acres of playgrounds and playfields.

Excluding playground, Berkeley's total of landscaped and natural park area, including Aquatic Park, is 170.77 acres. On the basis of the above national standard a city the size of Berkeley should have a total of 700.0 acres of landscaped or natural park area within the city limits. However, the close proximity of Tilden Regional Park's 2065 acres of natural park lands adjoining the city limits on the east, serves to provide outdoor recreation for many Berkeleyans.

East Bay Regional Park District

The administration of the Park District comes under the jurisdiction of five directors known as the Regional Park Board representing the seven cities which comprise the District, namely Berkeley, Albany, Oakland, Alameda, Piedmont, San Leandro and Emeryville. The District includes four regional parks, which stretch for 16 miles along the crest of the Berkeley and Oakland hills. Charles Lee Tilden Regional Park, Lake Temescal Regional Park, Redwood Regional Park, and Round Top Regional Park comprises a total of 4,411 acres of natural park lands.

435,000 persons visited the four East Bay Regional Parks from all points in the San Francisco Bay Area in the summer season May 1-October 1, 1944.

The University of California and the 100 acre portion of the University campus lying west of the Memorial Stadium, by reason of its publicly owned properties, influences to a large extent the recreational needs of the more than 14,000 persons who last year resided in the Campus neighborhood. These properties include the Greek Theater, Wheeler Auditorium and the Gymnasium for Men each of which might be considered to meet a city-wide need of a community center nature; the California Memorial Stadium and Edwards Fields which annually draw many thousands of San Francisco Bay spectators; the 20 tennis courts on the campus and other facilities. While not placed at the disposal of the public at large, they nevertheless exert a considerable influence on the health, happiness and welfare of many thousands of Berkeley young people.



PHOTO OF UNIVERSITY OF CALIFORNIA

SECTION D. APPRAISAL OF EXISTING FACILITIES

The Evaluation of Present Resources.

In any long-term planning it is necessary to adopt some reasonable set of standards to have as a "yard stick" in evaluating existing facilities. It must be recognized that no set of quantitative standards can be applied with absolute finality. Varying conditions as to congestion and racial composition of population, natural and artificial barriers, public transportation, topographic features and other factors will influence the adaptability of any standards to given city or neighborhood. Many of the standards applied in this plan are those of the National Recreation Association presented in the publications mentioned in Section B. They were compiled by public recreation executives and city planning authorities on the basis of many years of experience. They are intended to apply to the conditions found in the average city.

On the next page is a community Appraisal Table for Public Recreation Facilities in Berkeley. (Table III).

APPRAISAL OF BERKELEY'S PUBLIC RECREATIONAL FACILITIES
SUPERVISED BY THE RECREATION DEPARTMENT

Total Recreation Acreage	National Standard Per Unit	Quantity Required	Quantity Existing	Deficit	Additions Recommended At Present
Total recreation acreage	1 acre per 100 pop.	1030 ac.	Pks, Plyfds. Plygds. - 192.54 School Plygds.- 50.5 <u>253.04</u>	777 ac.	51.86 ac.
Supervised Plygds. & Plyfds.	1 ac./800 1 ac./800 population	262 ac.	schools- 50.5 municipal 21.77 <u>72.27</u>	189 ac.	
Neighborhood Parks	1 per sq. mile of residential area.	9 parks	5- Hinkel, L.Oak. Cragmont, Codornices, San Pablo	4 parks	4 parks
Large Recreation Parks	200 acres per 40,000 population	520 ac.	110.88 ac. in Berkeley Aquatic Pk. J. Garber	409 ac.	none acc't. Tilden Park.
Community Center Bldg.	one per 15,000 population	7	5	2	2*
Softball Diamonds	1 field per 3000 population	34	34	-	-
Baseball Diamonds	1 field per 6000 population	17	6	11	3
Tennis Courts	1 court per 2000 population	51	20	31**	24

* Grove and Live Oak Playgrounds each need one bldg.

** Does not include 20 tennis courts on University of California Campus.
Does not include 10 tennis courts at Berkeley Tennis Club.

It will be noted that the existing acreage of playfields and playgrounds is far below the minimum standard and the additional acreage proposed for early development does not make up the deficit. The reason for this is that Berkeley is already so largely built up that the new areas available for development are so small that a greater acreage is impossible at this time. The number of tennis courts scheduled should be augmented largely through expansion of neighborhood parks.

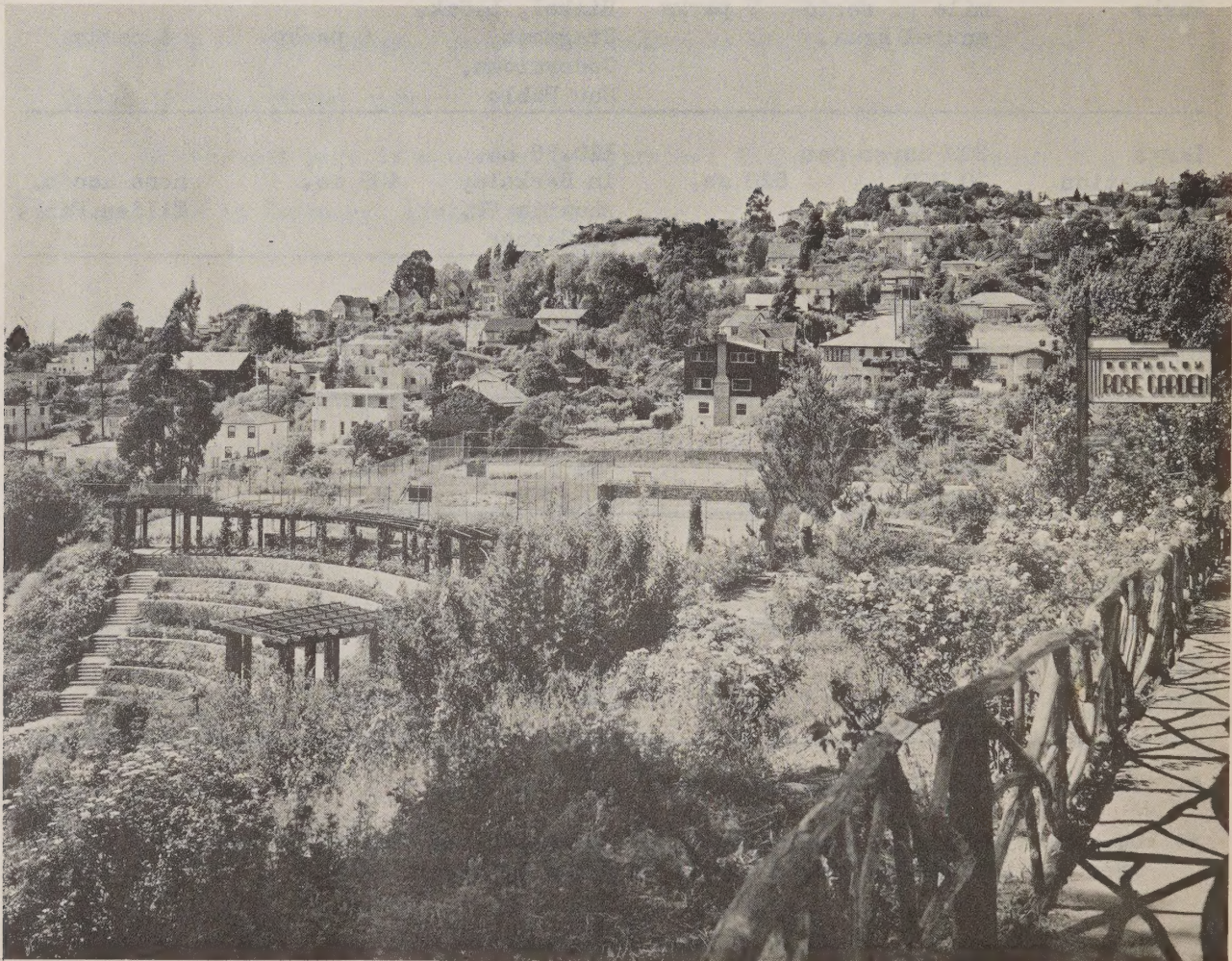


PHOTO OF BERKELEY ROSE GARDEN.

P A R T II

THE LONG RANGE PLAN

A majority of the physical aspects of the long range plan are referred to on Map No. One--"A Proposed System of Supervised Playgrounds" and Map No. Two--"A Proposed System of Neighborhood Parks".

The recommendations concerning the physical aspects of the plan are divided into those for the metropolitan areas as a whole and those for the fifteen neighborhoods.

SECTION A. FACILITIES TO SERVE THE METROPOLITAN AREA.

BERKELEY CIVIC CENTER

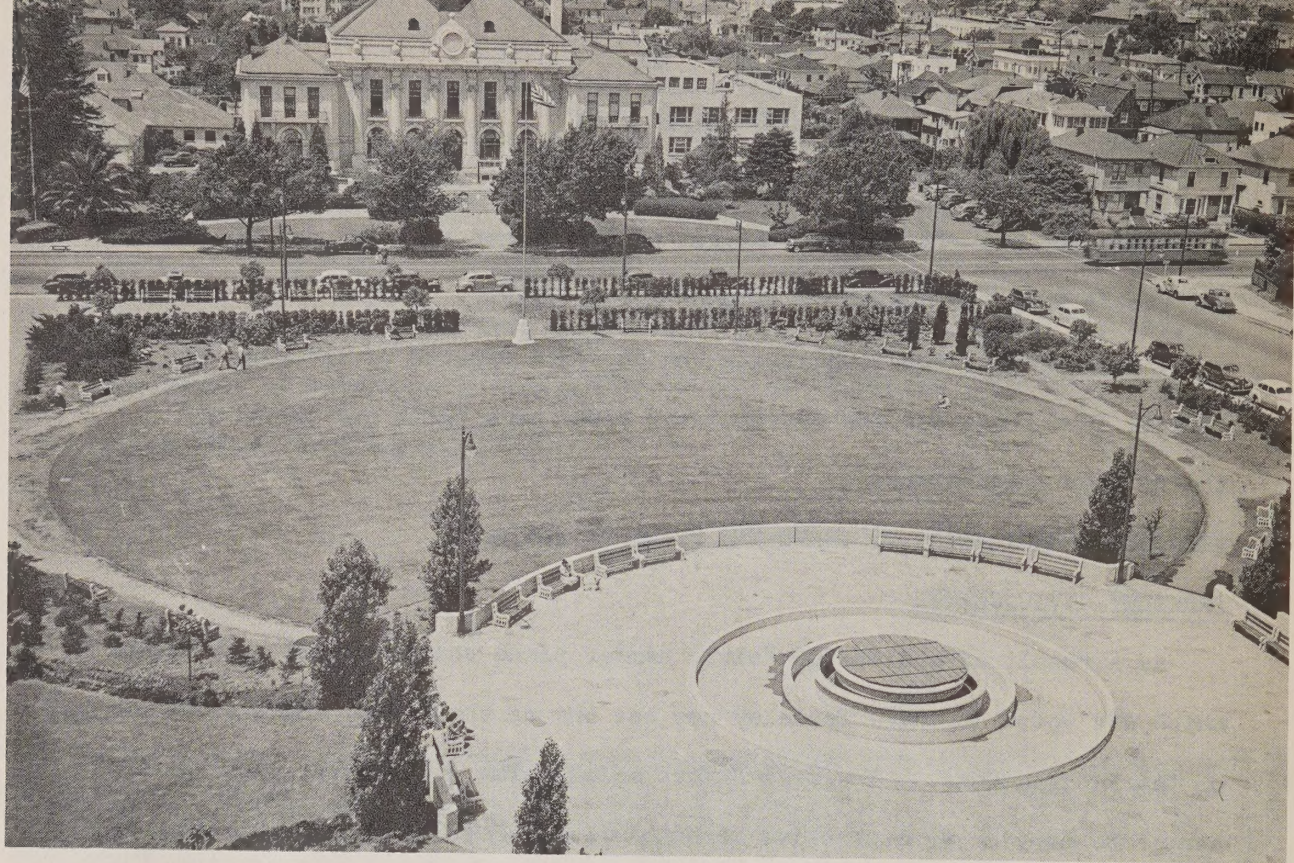
As a result of a \$125,000 "civic center plaza construction" bond issue, which was voted in 1940, Berkeley now has one of the finest small civic centers on the Pacific Coast. The open square which forms its central feature serves to provide an attractive "breathing space" on which the majority of the civic buildings are destined to face.

The area within which the civic center is located is bounded by Grove St., Center St., Milvia St., and Allston Way. The "before" and "after" photo on the next page graphically portray what can be accomplished in the short span of six years when a city sets out to improve its civic appearance.

The citizens of Berkeley have a precious asset in the open square that comprises their civic center and they need to be constantly on the alert to prevent a single encroachment onto their small plot by any public buildings, no matter how urgent may seem to be the need.

SWIMMING

Although Berkeley has an invaluable potential asset in her waterfront park, it is generally recognized that facilities for swimming in the Berkeley area are rather meager. A concentrated effort should be made to eliminate this deficiency by the construction of three new swimming pools, one at or near each of the junior high schools, Garfield, Burbank and Willard, for use in



TWO PHOTOS OF CIVIC CENTER.

conjunction with the school's physical education program. The construction and operation of these would naturally be a matter of policy of the Board of Education. Indoor swimming is now partially provided for by the two pools at the Berkeley High School, one for men and one for women, and by the pool at the Young Men's Christian Association.

From a long range standpoint the Recreation Commission's plans for a swimming beach at Berkeley's Aquatic Park, after the sewage treatment problem has been solved by a joint sewage disposal district, are worthy of further consideration.

AQUATIC PARK

While climatic and wind conditions now limit its use, when lands west of the East Shore Highway are reclaimed and developed as airport and industrial areas, industrial structures will, in all probability, break the wind as they now do east of the Southern Pacific railroad tracks.

The Aquatic Park will then become one of the greatest of assets because of its value as an attractive approach to Berkeley and because its own beauty will help to establish the character of Berkeley for countless persons who daily pass along the city's waterfront on U. S. Highway #40.

While the present development of the Aquatic Park may be ahead of its time the primary purpose for which the Park was built namely, "to create an attractive setting for Berkeley, that would advertise it to the passing thousands as a good place to live" is still the greatest factor in favor of its retention in its present size and location.

BOATING AND SAILING

Facilities for enjoyment of these two popular forms of water sports have been developed to an advanced degree along Berkeley's waterfront.

The cool winds and fog and general "bay climate" are a natural part of these two sports, and Berkeley's Aquatic Park will serve many who enjoy



PHOTO OF AQUATIC PARK



PHOTO OF YACHT HARBOR

sailing, and motor boating.

BERKELEY YACHT HARBOR.

This otherwise very fine development lacks an appropriate entrance from the heavily travelled East Shore Highway. Study needs to be given to the design and construction of an entrance treatment which will give it a more nautical character. The Marina in the vicinity of the St. Francis Yacht Club may be a case in point.

PUBLIC BUILDINGS.

The Planning Commission and Recreation Commission should urge that adequate site areas be provided for the various new public buildings that will be constructed from time to time in Berkeley, and that these areas are attractively landscaped as part of the development. These will include schools, branch libraries, branch fire and police stations and other structures of public character.



LEGEND

0 500 1000 1500 2000 2500

- EXISTING ELEMENTARY SCHOOL PLAYGROUND AND AREA SERVED
- EXISTING MUNICIPAL PLAYGROUNDS
- AREAS FOR WHICH SUPERVISED PLAYGROUNDS SHOULD BE PROVIDED
- CIRCLE INDICATES 1/4 MILE RADIUS KEY NUMBERS REFER TO TEXT
- EACH DOT-10 ELEMENTARY SCHOOL CHILDREN SCHOOL CENSUS OF SEPT. 1944

CITY OF BERKELEY

A PROPOSED SYSTEM OF SUPERVISED PLAYGROUNDS

TEN YEAR ACQUISITION & IMPROVEMENT PROGRAM

BASIC DATA FURNISHED BY
BOARD OF EDUCATION
RECREATION COMMISSION
CITY PLANNING COMMISSION
DEPARTMENT OF PUBLIC WORKS

RONALD L. CAMPBELL PLANNING CONSULTANT

JUNE 1945

BL. 104112344

THE LONG RANGE RECREATION PLAN

PART II

SECTION B

NEIGHBORHOOD SYSTEMS

Chart No. One "Population Chart" and Chart No. Two "Relation of Berkeley's Population to Types of Facilities" show that 65 per cent of Berkeley's total population is composed of adults, ages 20 to 65. This leads us to draw two conclusions that affect the design of a Long Range Recreation Plan.

1. Increased emphasis must be placed upon adult recreation. Development of neighborhood parks and community center buildings must provide for such persons.

II. There is a greater need than ever for an adequate system of supervised playgrounds distributed in accordance with modern standards as outlined in Chart No. Three "Principles and Standards for Planning a System of Recreation Areas".

ADJUSTMENT OF STANDARDS TO BERKELEY'S RESIDENTIAL NEIGHBORHOODS

In a city such as Berkeley, a long range recreation plan must represent some reasonable compromise by adjusting proposed future recreation areas to the existing built-up neighborhoods. However, acquisition of built up property cannot be avoided if playground and parks are to be expanded in the majority of Berkeley's residential neighborhoods.

RECOMMENDATIONS AND PROPOSED PLAN

Map No. One "A Proposed System of Supervised Playgrounds" and Map No. Two "A Proposed System of Neighborhood Parks" and Table No. Four "A Master Plan for Recreation in Berkeley" show the existing and proposed school and municipal playgrounds



MAP NO. 2

JUNE
1945

A MASTER PLAN FOR RECREATION IN THE CITY OF BERKELEY

RONALD L. CAMPBELL
PLANNING CONSULTANT

TABLE OF EXISTING AND PROPOSED RECREATION AREAS

SUPERVISED PLAYGROUNDS							NEIGHBORHOOD PARKS			
PLAYGROUND MAP KEY NUMBER	NEIGHBORHOOD	APPROX. POP. U.S. 1944	EXISTING ACRES	PROPOSED ACRES VICINITY	ADDITIONAL ACREAGE REQUIRED TO MEET MINIMUM STANDARD	% OF NEIGH- BORHOOD POP. NOW SERVED	NEIGHBORHOOD PARK MAP KEY NUMBER	EXISTING ACRES	PROPOSED ACRES VICINITY	
24	ALCATRAZ	7048	LINCOLN SCHOOL 1.10	LINCOLN SCHOOL 1.10	7.80	12%				
25				PAINTVIEW MUNICIPAL 1.81						
22	ACHT	8013	LONGFELLOW SCHOOL 2.10	LONGFELLOW SCHOOL 2.10	5.71	43%				
25			GROVE MUNICIPAL 2.19	GROVE MUNICIPAL 2.19			8		SHATTUCK-- ADELINE PARK 3.06	
20	CAMPUS	14738	MCINLEY SCHOOL 1.18	MCINLEY SCHOOL 1.18	17.87	6%				
19	CENTRAL	6780	WASHINGTON SCHOOL 0.78	WASHINGTON SCHOOL 0.78	1.05	67%				
18			BERKELEY HIGH SCHOOL 5.80	S.E.S. SACTO.-- HANCROFT MUNICIPAL 6.80	.84					
27	CLAREMONT	6088	INTERSON SCHOOL .87	INTERSON SCHOOL .87	4.23	44%				
28			JOHN WUIR SCHOOL 2.40	JOHN WUIR SCHOOL 2.40			9		JOHN WUIR PARK 3.12	
17	COLUMBUS	4008	COLUMBUS SCHOOL 2.60	COLUMBUS SCHOOL 2.60	2.40	52%	10	8.20	AQUATIC PARK 97.88	
4	CRANFORD	3780	CRANFORD SCHOOL 1.10	CRANFORD SCHOOL 1.10	1.61	68%	2			
10				HILLER-- FUTAKER 2.29				CRANFORD ROCK PARK 3.15	CRANFORD ROCK PARK 3.15	
8	GILMAN	4207		CAMELIA & 10TH 1.50	6.00	0%				
12	HILLSIDE	2884	HILLSIDE SCHOOL 1.10	HILLSIDE SCHOOL 1.10		100%				
11				ARCADE-- ORIZELLY PEAK 4.64						
9			CODORNICES MUNICIPAL 1.75	CODORNICES MUNICIPAL 1.75			8	10.00	CODORNICES PARK 10.00	
7	WORTHMAN	6706	OXFORD SCHOOL 0.90	OXFORD SCHOOL 0.90		100%				
29			OARFIELD JR. HIGH 14.40	OARFIELD JR. HIGH 14.40						
8			LIVE OAK MUNICIPAL 1.28	LIVE OAK MUNICIPAL 3.62			4	3.39	LIVE OAK PARK 12.86	
6	PERALTA	7338	JEFFERSON SCHOOL 1.90	JEFFERSON SCHOOL 1.90	3.80	60%				
15			FRANKLIN SCHOOL 3.80	FRANKLIN SCHOOL 3.80			3		KATIS-- CORRELL PARK 6.68	
13	ROSE--VINE	9247	WHITTIER SCHOOL 2.10	WHITTIER SCHOOL 2.10	9.40	50%				
14				HOOKE-- VIOLETA 3.09						
30	SANTA-PE	6678	BURBANK JR. HIGH 2.80	BURBANK JR. HIGH 2.80		100%				
21			SAN PABLO PLAYFIELD 12.55	SAN PABLO PLAYFIELD 12.55			7		SAN PABLO 8.79	
26	TELBOROUGH	5761	LECONTE SCHOOL 1.90	LECONTE SCHOOL 1.90	3.91	44%	6		ALLSTON-- ADDISON PARK	
31			WILLARD JR. HIGH 1.44	WILLARD JR. HIGH EXTENSION 3.80						
2	THOUSAND OAKS	6818	THOUSAND OAKS SCHOOL 3.10	THOUSAND OAKS SCHOOL 3.10	6.65	36%	1	4.88	JOHN NICKEL PARK 4.88	
3			TOTAL ACRES 69.55	JOHN NICKEL MUNICIPAL .39						
				SPRUC-- NICKERSON MUNICIPAL 1.67						
SUMMARY OF PROPOSED AREAS				NO. ACRES						
TOTAL ENLARGEMENT EXISTING NEIGHBORHOOD PARKS				1	9.56					
TOTAL NEW NEIGHBORHOOD PARKS PROPOSED				4	21.49	TOTAL ACRES 90.36				
TOTAL ENLARGEMENT EXISTING PLAYGROUNDS				2	4.86					
TOTAL NEW PLAYGROUNDS PROPOSED				6	15.95					
TOTAL				51.86	STANDARD IS 5 ACRES PER 4000 PERSONS					
TOTAL ACRES 118.00								TOTAL ACRES 146.90		

and playfields and the existing and proposed neighborhood parks, the civic center, the aquatic park and other types of existing parks, together with names and boundaries of the fifteen residential neighborhoods that would be served by the various proposals.

DETAILED ANALYSIS OF SITES

A detailed analysis of the existing and proposed recreational areas that would serve each residential neighborhood is given in Table No. 4.

"A Master Plan for Recreation in Berkeley".

This Long Range Recreation Plan proposes a system of neighborhood parks and Playgrounds approximately 287.38 acres in area so located as to be within walking distance of the homes they are to serve. While this is nearly a quarter more than the present acreage, it is not sufficient to bring the park and playground area of the city up to 1030 acres, equivalent to the nationally recognized standard of one acre for each one hundred persons.

The remaining area needed over and above that proposed in the Master Plan for Recreation in Berkeley, (Table IV), locations of which are shown on Map #1 and Map #2 may be considered to be available in the large outlying Tilden Regional Park and Lake Temescal Regional Park. These two parks are outside but within one half mile of the Berkeley city limits.

This Long Range Recreation Plan proposes a system of four new neighborhood parks with a total acreage of 31.05 and eight new playgrounds having a total acreage of 20.81.

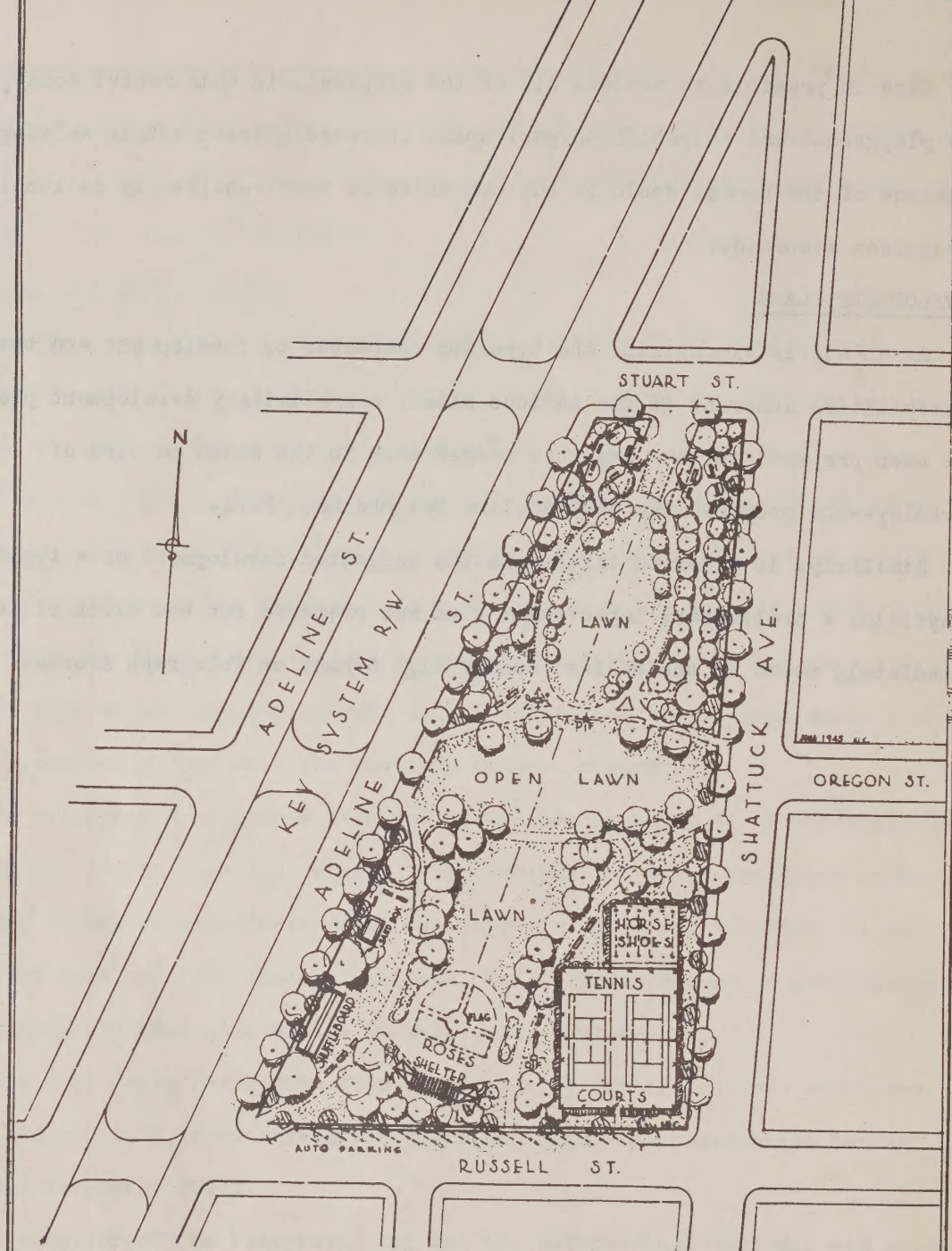
Examination of the Playground Map and the Neighborhood Park Map will reveal the fact that at the present time six of the fifteen residential neighborhoods are not served by a neighborhood park; while under the proposed plan only one would not be served.

Were it possible to achieve all of the proposals in this report today, the playground and neighborhood park space proposed thereon within walking distance of the homes, would be but one third of that required by nationally recognized standards.

DEVELOPMENT PLANS

As an aid in visualizing the type and character of development and the possibilities inherent in the various sites, a preliminary development plan has been prepared for the one most needed park in the south portion of Berkeley--the proposed Shattuck-Adeline Neighborhood Park.

Similarly, in order to illustrate the suggested development of a typical playfield, a preliminary improvement plan was prepared for the block of land immediately north of the Willard Junior High School on Telegraph Avenue.



CITY OF BERKELEY
A POSSIBLE PLAN FOR THE DEVELOPMENT OF
THE PROPOSED

SHATTUCK -
ADELINE
NEIGHBORHOOD
PARK

SCALE IN FEET
0 50' 100' 150' 200'

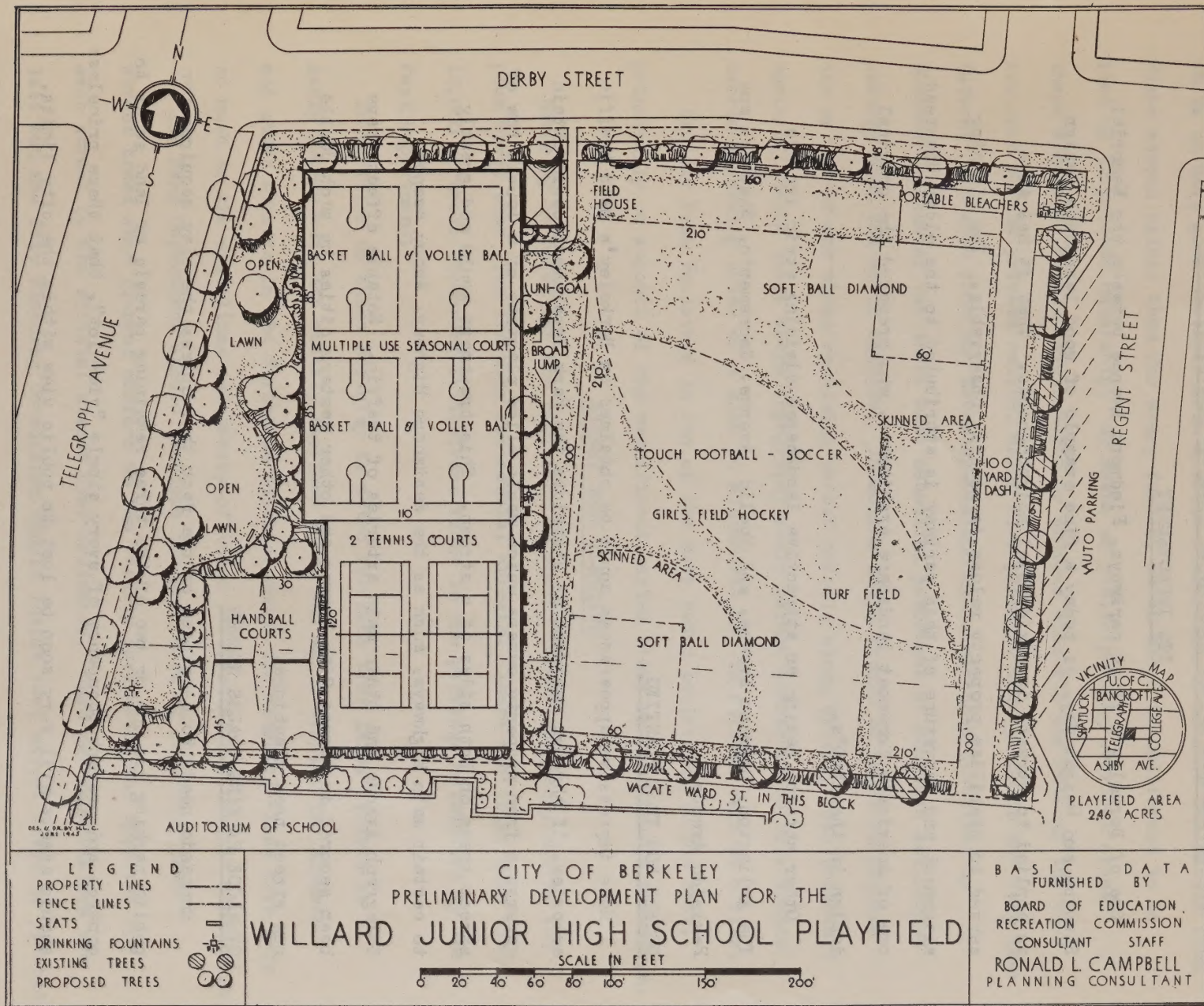
LEGEND

PROPERTY LINES	—
FENCE LINES	—+—
SEATS	□□□
DRINKING FOUNTAINS	⊕
EXISTING TREES	⊗
PROPOSED TREES	⊙

BASIC DATA
FURNISHED BY

CITY PLANNING COMMISSION
RECREATION COMMISSION
CONSULTANT STAFF
RONALD L. CAMPBELL
PLANNING CONSULTANT

PLAN NO. 2



APPEARANCE OF THE CITY AS A WHOLE AND SUGGESTIONS FOR

ITS IMPROVEMENT

One of Berkeley's first parkways, Piedmont Avenue between the Memorial Stadium and Dwight Way, is today a fine example of good landscape design as applied to streets in residential neighborhoods. That it has also served to stabilize property values is readily observable. The pleasing alignment and curvature of this parkway is attributed to the elder Olmstead, one of America's foremost landscape architects, who prepared the original design in the 1860's.

Other streets having an attractive landscaped dividing strip include The Arlington, Boynton Avenue, and Euclid Avenue, Sacramento, Shattuck and Parkside Avenue.

DOUBLE ROW TREE PLANTING

More impressive appearances could be obtained on Berkeley's main traffic arteries, if through residential districts the Park Department could obtain easements from property owners which would allow planting of a double row of street trees on both sides of a street. This treatment would add greatly to certain main highways, such as the Eastshore Highway, Ashby Avenue, Telegraph Avenue and other main arteries of traffic. Notable effects have been secured in Kansas City, Denver and other western cities by such double row street tree plantings.

OVERLOOK PARKING SPACES NEEDED

Emphasis needs to be placed on the fact that unless the city acquires for public parking use one or two of the three remaining parcels of land so as to control and prevent occupancy of every single "view lot", that these priceless scenic assets will very soon be lost to public view within the city limits.

It is no more good business from a civic standpoint to exclude the public from these access points than for every foot of ocean beach in California to be tied up in private ownership. By means of public parking overlook areas these wonderful scenic assets might be enjoyed when all the rest of the view are shut off by private houses, which will probably take place in the very near future. The view from the Berkeley-Oakland Hills has been described by Baedeker as one of the three most beautiful panoramas of mountain and marine scenery that the world affords. Immediate steps should be taken to acquire one or two of the three remaining vacant parcels along Grizzly Peak Boulevard north of Shasta Road, where topography would permit construction of a scenic overlook parking space of a size to accomodate ten to fifteen cars at a time..

Grizzly Peak Boulevard is one of the most noted boulevards in the west, principally on account of the magnificent marine views now obtainable therefrom.

STREET TREE PLANTING

Berkeley is noted for the profusion of spring flowering peach, cherry and plum trees that line its many residential streets. There are today more than 10,000 of these flowering fruit-trees alone in the parkings maintained by the Park Department.

In addition to these Berkeley is noted for such tree lined streets as Ashby Avenue with its stately American Elms, and Marin Avenue, The Alameda and other streets in the Northbrae district where the Oriental Plane tree adds so much to the statelines and beauty of these residential and traffic thorofares.

The Park Department should continue its good work of requiring that street trees when planted conform to the variety designated and approved for each street by the official street tree ordinance. When new subdivisions are laid out the City Planning Commission should insist that street trees be planted by the subdivider.

CONCLUSION

As in the past, Berkeley will continue in the main to be a residential city noted for its opportunities for finer living. As stated above, the continued development and maintenance of good residential neighborhoods, with adequate provision for recreation areas accessible to every home, is essential to the healthy growth of the modern American city. The provision of adequate recreation areas for children as well as adults is the challenge and is one of the principal objectives of all civic minded citizens.

